

NASHUA CITY PLANNING BOARD
STAFF REPORT

TO: Nashua City Planning Board
FROM: Linda McGhee, Deputy Planning Manager
FOR: September 10, 2020
RE: **New Business #5 - Subdivision Plan**

I. Project Statistics:

Owners: MG Holdings
Proposal: Three lot subdivision
Location: 1 Morningside Drive
Total Site Area: 0.68 acres 29,714 sf
Existing Zoning: RA-Urban Residence
Surrounding Uses: Residential and Rivier University

II. Background Information:

According to city records, presently on the lot is a single family 2-story home with a basement. There is a pool and shed also on the property.

III. Project Description:

The purpose of this plan is to subdivide the parcel into three residential lots. The existing home will remain on Lot 129 and contain 12,276 sf. Lot 131 will contain 7,822 sf and have an address of 7 Morningside Drive. Lot 132 will contain 9,616 sf and have an address of 11 Morningside Drive. The minimum lot area in the RA zone is 7,500 sf and all lots meet the minimum requirements. The pool and shed will be removed. Underground utilities are being proposed.

Three waivers are being requested. The first waiver is from the requirement to show physical features on site and within 1,000 feet of the subdivision. The applicant has requested a waiver from the requirement to show existing waterlines on the plan.

The final waiver is for sidewalks. While there is a significant need for sidewalks and pedestrian facilities throughout the City of Nashua, Morningside Drive and Taft Street are not on the sidewalk priority list and does meet the standards for granting a waiver. The site meets the criteria in § 190-212(D) and the owner would be eligible to make a contribution in lieu of sidewalk construction. The applicant has offered to make a contribution in the amount of \$13,576.50, which is based on \$50 per linear foot along the entire frontage of the lots on Morningside Drive, subtracting a driveway width of 36 feet (18 feet per lot for the driveway). If the frontage on Taft Street is included in the sidewalk calculation of \$50 per linear foot (131.90 feet – 18 feet for a driveway), an additional \$5,695.00 contribution (or a total of \$19,271.50 would be required.

City Staff reviewed the plans; comments are attached.

Staff Recommendations and Findings:

The Planning Board should make a determination that the plan meets, or does not meet the requirements outlined in the Subdivision NRO § 190-138(G). The Board should review these prior to making a motion. If the Planning Board chooses to disapprove the plan, specific reasons should be given. If the Planning Board chooses to approve this plan, staff recommends the following stipulation be made part of that approval:

1. The request for a waiver of § 190-282(B)(9), which requires physical features on site and within 1,000 feet, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
2. The request for a waiver of § 190-282(B)(28), which waterlines to be shown for new subdivisions, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation.
3. The request for a waiver § 190-212(A)(1), which requires that a sidewalk be located on at least one side of the street, **is/is not** granted, finding that the waiver **will/will not** be contrary to the spirit and intent of the regulation. The applicant has agreed to make a contribution in the amount of \$_____ in lieu of sidewalk construction pursuant to §190-212(D)(2), payment to be made prior to recording the plan.
4. Prior to the Chair signing the plan, all minor drafting corrections will be made.
5. Prior to recording the plan, all comments in an e-mail from Joe Mendola, Street Construction Engineer, dated August 31, 2020 shall be addressed to the satisfaction of the Engineering Department.
6. Prior to recording of the plan, all conditions from the Planning Board approval letter will be added to the cover page of the final mylar and paper copies submitted to the City.
7. Prior to recording of the plan, addresses shall be shown on the plan as assigned by the Fire Marshal.
8. Prior to recording the plan, a drainage report shall be submitted to Planning and Engineering staff for review.
9. Stormwater documents and utility easements will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
10. Prior to the issuance of a building permit, the plan electronic file of the subdivision plan shall be submitted to the City of Nashua.
11. Prior to any work, a pre-construction meeting shall be held and a financial guarantee shall be approved.